

MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: OCTOBER 23, 2019

In attendance = X Alternate Seated = S Partial Attendance = P Excused Absence = E

Tim Malley Jordan Ulery William Collins Charlie Brackett
Chair X Vice-Chair X Secretary X Member X

Dillon Dumont Ed Van der Veen Elliott Veloso Roger Coutu
Member E Member X Alternate E Select. Rep X

Marilyn McGrath Brian Groth
Alt. Select. Rep. E Town Rep. X



- I. CALL TO ORDER BY CHAIRPERSON AT 7:03 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. MINUTES OF PREVIOUS MEETING(S)

- 9 October 19 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 9 October 19 Meeting Minutes (as written/amended).

Motion seconded by Mr. Coutu. Motion carried 5/0/1 (Brackett abstained)

V. CORRESPONDENCE

- A. Request to Release Tax Map Update Funds for 2020 Aerial Imagery Flyover by Elvis Dhima, Town Engineer, dated October 15, 2019.

Mr. Van der Veen moved to recommend to the Board of Selectman the release of \$13,500.00 from Tax Map Update Fee Account 1312-505 for the 2020 aerial flyover in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 15 OCT 2019).

Motion seconded by Mr. Brackett. All in favor – motion carried.

- B. Request to Release Recreation Impact Fees by Steve Malizia, Town Administrator, dated October 23, 2019.

Mr. Collins moved to approve the release of \$6,000.00 from the Recreation Impact Fee Account 2000-2050-000-182 for the Engineering Analysis of Liberty Field by Wilcox and Barton, as recommended by the Board of Selectman.

Motion seconded by Mr. Brackett. All in favor – motion carried.

VI. NEW BUSINESS

2. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified “As-Built” site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Planning Board approved site plan.
3. This plan is subject to final engineering review.
4. Construction activities involving this plan shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
5. Active and substantial development will have occurred when:
 - a) The existing concrete pad has been removed.
6. All existing stipulations shall remain in effect.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

B. Flagstone Crossing Site Plan SP# 09-19	Lowell Rd. / Flagstone Dr. Map 222/Lots 3, 4, 5, & 6
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Purpose of Plan: To create a multi-use commercial development consisting of a 2,200+/- square foot restaurant with drive-thru, a 5,000+/- square foot bank with drive-thru, and a 10,700+/- square foot of retail space. Application Acceptance & Hearing.

Mr. Ulery moved to accept the site plan application for Flagstone Crossing, 225 & 227 Lowell Rd., Map 222/Lots 3, 4, 5, & 6.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

Mr. Collins moved to conduct a site walk of the project site on Saturday, October 26, 2019, at 12:45 P.M.

Motion seconded by Mr. Ulery. All in favor – motion carried.

WAIVER REQUESTS:

1. §275-8(4) – Parking Space Dimensions

Mr. Collins moved to grant the requested waiver §275-8(4) – Parking Space Dimensions – on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried.

2. §275-8(6) – Off-Street Loading Spaces

Mr. Collins moved to grant the requested waiver §275-8(6) – Off-Street Loading Spaces - on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. Motion carried 5/1/0 (Van der Veen).

3. §275-11.1(22) – Landscape Buffers

Mr. Collins moved to grant the requested waiver §275-11.1(22) – Landscape Buffers - on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried.

4. §275-8(7) – Landscaping Requirements

Mr. Collins moved to grant the requested waiver §275-8(7) – Landscaping Requirements - on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Collins moved to defer the public hearing for Flagstone Crossing, 225 & 227 Lowell Rd., Map 222/Lots 3, 4, 5, & 6, date certain, November 6, 2019.

VII. OLD BUSINESS

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| A. 292 Derry Road Site Plan
SP# 04-19 | 292 Derry Road
Map 109/Lot 007 |
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Purpose of Plan: to add a 8,250 sf warehouse with an office to the existing 1,800 sf professional offices, 88 student daycare, and 10 student karate studio. Application Acceptance & Hearing.

Mr. Coutu moved to defer the public hearing for 292 & 294 Derry Road, Map 109/Lot 007, per the applicant’s request, date certain, November 6, 2019.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

VIII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Coutu. All in favor – motion carried.

Meeting adjourned at 9:04 p.m.

William Collins, Secretary